

Dear Committee Members & Housing,

Rent control has been demonstrated to have a negative impact on rental property housing supply. Even at 7% plus CPI, many investors will simply decide not to build in Oregon. We are at a critical point in Oregon's history where we need significant new housing units statewide.

If the bill is going to move forward, please consider the following amendments:

Please remove the emergency clause. If the emergency clause stays in the bill, as soon as Governor Brown signs the bill, many of your constituents will be exposed to significant new legal exposures with no time to educate themselves. A 90-day period to inform landlords is not unreasonable and is standard practice in the legislative process.

Address the unworkable timelines for good-faith purchasers of homes who intend to occupy the home. Existing timelines were negotiated through the previous collaborative landlord/tenant process.

Have one statewide standard for relocation payments.

The Oregon Association of REALTORS® has been working in good faith with members of the Legislative Assembly to address structural problems with our housing shortage. We will continue to work with stakeholders and elected officials on positive solutions that do not cause further harm.

This bill seems to be related more to Big City problems, which don't affect major areas of the state.

Please consider how this will cause harm to those seniors who have carefully built a stream of income by purchasing homes to rent, to create a more comfortable retirement.

A tenant's choice to live in another person's property should not give them more control over their owner's personal needs and desires.

This bill completely eliminates the possibility of a landlord being able to move a family member or friend into a unit without suffering financial losses.

As a real estate broker, this proposed law creates a terrific roadblock for seller's who have rental properties and their buyers, who, in most cases, must move into their new home no more than 60 days post-closing.

In addition, if this bill passes, you may see an abundant number of rental properties go up for sale, not to the tenants, but to those buyers who are having a difficult time finding something to purchase..The results: fewer rentals overall.

Please vote NO. This is a terrible bill!!!

Sincerely,

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